

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2024/0077

Development description: construction of extension to existing studio building to house home gym and use of land for the siting of timber pod to provide overflow accommodation to the dwelling

Site address: Windy Ridge, Egton

Parish: Egton

Case officer: Miss Megan O'Mara

Applicant: Ms Rachel Barker, Windy Ridge, Egton, North Yorkshire, YO21 1UE

Agent: Not applicable

Director of Planning's Recommendation

Refusal for the following reasons:

Reason(s) for refusal

Refusal reason code	Refusal reason text
1	The proposed camping pod, by reason of its siting and position outside of the domestic curtilage, would have a harmful visual impact on the surrounding landscape and would result in an encroachment of domestic development into the open countryside. The siting of the pod would also result in an unacceptable impact on neighbouring amenities in terms of overlooking. It is therefore considered that the proposed development would be contrary to Strategic Policy A Strategic Policy C and Policy CO18 of the Authority's adopted Policies, as set out within the Local Plan and Paragraph 182 of the NPPF.
2	The proposed extension to the existing outbuilding would not be in keeping with the host building in terms of its material finish. It is considered that the introduction of a rendered extension to the outbuilding would be harmful to the original character of the building, contrary to Strategic Policy C and Policy CO17 of the Authority's adopted policies, as set out within the Local Plan and Paragraphs 139 and 182 of the NPPF.

3	The proposed camping pod fails to meet the requirements for annex accommodation, as set out within Policy CO18 of the Authority's adopted policies, contained within the Local Plan, in that the unit is not physically attached to the main dwelling with an interconnecting door, nor is it located within the curtilage of the main residential unit.
4	The proposed extension to the existing outbuilding, combined with existing extensions to the main dwelling, would result in a total increase in habitable floorspace that exceeds the 30% limit in Policy CO17 of the Authority's adopted policies, as set out within the Local Plan.

Consultation responses

Parish

Object- There is a significant material change to the look and character of the building with the extension being white on the end of a stone building. With the new proposal the dovecot holes will be gone and the white breezeblock next to stone is not fitting. The location and visibility of the pod was a concern as the siting of the pod is encroaching onto open countryside.

Highways

No objection providing it remains ancillary to the main residence.

Environmental Health

No objections

Third party responses

Mr Ian Grayson of The Forge, High Street, Egton, YO21 1TZ

Mr Grayson's objection has been summarised in the following points:

- The proposed extension does not enhance the distinctive character of the 'modest stone and pantile outbuilding' and therefore does not enhance the National Park.
- The scale of the extension overwhelms the original outbuilding and is therefore not subservient to the host building.
- Introducing modern rendered blockwork, will totally hide the stone gable end on the western side, covering dove cotes. At present the original stone outbuilding can be seen from the Grosmont road. The proposed extension will almost totally eradicate the view of this traditional outbuilding. I do not agree that the works proposed are of a good quality design, that reflects and complements the architecture and character of the original building.
- the extension will contravene policy CO17. The main residential dwelling has recently been extended, with an increased floorspace of 22.5%. The plans for the outbuilding look to show an increase of floorspace by about 100%.
- The living pod would be better placed nearer to the main dwelling house, rather than being placed at the top of the green field. Where sited on the plans, it is encroaching into open countryside, with grazing land to the west, north and east sides.
- The glazing in the pod and extension would cause light pollution, contrary to policy ENV4.

Publicity expiry

6 March 2024

Photo showing the outbuilding as existing



Photo showing the dwelling and outbuilding from the adjacent strip of land.



Photo taken from the site of the proposed pod, looking towards the dwelling, the render of which is visible in the centre of the photo.



This photo shows the view of the neighbouring properties from the site of the proposed pod.



Background

Windy Ridge is a detached former farmhouse of a traditional stone and pantile construction with partial white render, located on the western edge of Egton village, outside of the Egton Conservation Area. The dwelling is stepped back considerably from the highway and is accessed via a small track. The dwelling has a small parking area to the north and a modest stone and pantile outbuilding north of the dwelling. A narrow parcel of land, not domestic curtilage, is within the applicant's ownership which travels northeast of the dwelling along an existing field boundary. No formal change of use of this land has been sought but it would appear that the applicant uses the land in association with the domestic unit.

Planning permission was granted in 2022 for the construction of single storey rear extension, a small, pitched dormer window to the front elevation and alterations to an existing outbuilding to form a studio. The approved extension has been completed, but the dormer has not been constructed and the outbuilding has not yet been altered.

This application seeks planning permission for the construction of a single storey extension to the existing linear stone and pantile outbuilding to form an 'L' shape building to accommodate a home gym. The proposed extension would be rendered to match the extension on the main dwelling.

The application also seeks planning permission for the siting of a camping pod for accommodation purposes, ancillary to the occupation of the main dwelling, on the small ribbon of land northeast of the dwelling. The proposed camping pod will be accessed by a gravel pathway up the strip of land and will have a patio area to the side.

Main issues

Local Plan

Strategic Policy C relates to the quality and design of development within the National Park. The policy seeks to ensure that proposed development maintains and enhances the distinctive character of the National Park through appropriate siting, orientation, layout and density together with carefully considered scale, height, massing and form. Proposals should incorporate good quality construction materials and design details that reflect and complement the architectural character and form of the original building and/or that of the local vernacular.

Policy CO17 states that development within the domestic curtilage of dwellings should only be permitted where the scale, height, form, position and design of the new development does not detract from the character and form of the original dwelling or its setting in the landscape. The policy also states that the development should reflect the principles outlined in the Authority's Design Guide.

Policy CO18 relates specifically to residential annexes. The policy states that development will only be permitted where the development is located within the domestic curtilage and is ancillary to the main dwelling in terms of its scale, specification and proposed use. There should be a clear functional need for the ancillary accommodation and in the case of a new build annexe; it is physically attached to the main dwelling with an interconnecting door. All proposals should also meet the requirements of Policy CO17, Householder Development.

Discussion

Camping pod accommodation

The supporting information submitted with the application states that the camping pod is to provide living accommodation for family members and as such, this element of the application is assessed against Policy CO18 which relates to residential annexes. Although camping pods are typically associated with tourism within the National Park, the Authority's tourism policies would not be applicable here.

Policy CO18 is clear that development regarding residential annexes will only be permitted where the development is located within the domestic curtilage and is ancillary to the main dwelling in terms of its scale, specification and proposed use. There must also be a clear functional need for the ancillary accommodation, which must be demonstrated by the applicant. Finally, in the case of a new build annexe, it must be physically attached to the main dwelling with an interconnecting door. All proposals should also meet the requirements of Policy CO17, Householder Development.

The proposed unit of annex accommodation is not within the domestic curtilage and is not attached to the main dwelling with an interconnecting door and as such, fails to meet the basic requirements of Policy CO18.

The siting of the proposed camping pod on a strip of land along a field boundary northeast of the dwelling would result in harmful ribbon development within the open countryside. The encroachment of domestic development outside of the main built-up area of a village is harmful to the surrounding landscape character. There is also a distinct lack of screening around the development site which would result in wider views of the proposed development from public vantage points. The development therefore fails to adhere to Strategic Policy A, Strategic Policy C and paragraph 182 of the NPPF, which states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks. The scale and extent of development within designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.

Finally, it is also considered that the proposed camping pod would be sited in a way that would cause unacceptable impact on the private amenities of adjacent occupiers as a result of uninterrupted views into neighbouring residential units.

In view of the above, it is considered that the siting and use of the proposed camping pod of family annex purposes would be contrary to the Authority's adopted policies and the NPPF.

Outbuilding extension

The existing outbuilding is sited north of the main dwelling and is a modest linear building of stone and pantile construction. The outbuilding is well designed and a typical example of traditional outbuildings within the National Park, however the building is not listed and is not located within a conservation area. There are limited views of the front elevation of the building from the adjacent highway, but the gable, roofslope and form of the existing building can be seen from the road.

Whilst 'L' shaped outbuildings are typical within the National Park, it is considered that the material finish of the proposed extension would be harmful to the host building. The supporting text for Policy CO17 states that extensions to traditional buildings in particular should respect and sustain the historic significance, character and appearance of the original building through sensitive design. The proposed extension would sit flush with the external walls of the existing but would be rendered white to match the extension on the host dwelling. It is considered that the proposed extension would result in an awkward, inhomogeneous addition to the existing building. The white rendered finish would appear overly modern and domestic on the traditional, utilitarian outbuilding and would harm the character and visual appearance of the building from the wider setting.

It is therefore considered that the design of the proposed extension to the existing outbuilding would be contrary to Strategic Policy C and Policy CO17 of the Authority's adopted policies, as set out within the Local Plan and Paragraphs 139 and 182 of the NPPF.

In addition, Policy CO17 clearly states that any extension should be clearly subservient to the main part of the building and should not increase the total habitable floorspace by more than 30% unless there are compelling planning considerations in favour of a larger extension. The intention of this policy is to preserve the mix of dwelling types needed to sustain balanced communities. Limiting the size of new extensions can help avoid the loss of smaller more affordable dwellings in the National Park.

This element of Policy CO17 predominantly relates to extensions to the main residential dwelling, however the guidance notes for implementing this policy explains that any additional floorspace located above detached garages used for ancillary habitable accommodation, such as guest accommodation or a home office or studio will be included within the percentage floorspace increase calculations. This supplementary note is for guidance only and does not address specific examples for similar situations, however the general principles outlined within the note should be considered when implementing the policy.

The main purpose here is that any additional rooms that are habitable and used to enhance the enjoyment of the residential unit, such as home offices, gyms, studios and additional bedrooms, are considered appropriately because such development increases the market value of the unit. Increased market value has a significant impact on the sustainability of local communities within the National Park.

When combined with the existing extension on the main dwelling, the proposed outbuilding extension would result on a total increase of 40% in habitable floorspace. Incremental additions to the habitable floorspace ultimately increase the scale but also value of the residential unit. What once was a very modest farmhouse would become a larger dwelling with converted studio space and home gym, together with annex accommodation in the camping pod.

Conclusion

In view of the above, it is considered that the proposed development fails to adhere to the Authority's adopted policies, or the guidance set out in the NPPF and as such, the application is recommended for refusal.

Public Sector Equality Duty imposed by section 149 of the Equality Act 2010

The proposal is not considered to unduly affect any people with protected characteristics.

Explanation of how the Authority has worked positively with the applicant/agent

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and concluded that the scheme represents a form of development so far removed from the vision of the sustainable development supported in the Development Plan that no changes could be negotiated to render the scheme acceptable and thus no changes were requested.